

Farm for Sale

Busey Farm Brokerage



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Carrie Thornburg-Bearse Farm—Shelby County 80 acres

Location

This farm is located approximately 3.5 miles southeast of Oconee in Oconee Township

Legal Description

The North 1/2 of the Northwest 1/4, Section 15, Township 9 North, Range 1 East of the 3rd P.M., Shelby County, IL

Listing Price

80 acres x \$4,000/acre = \$320,000.00

Lease/Possession

The farm is leased for the 2016 operating year. Buyer will be allowed possession after harvest of the 2016 crop. Steve VanUytven has rented the farm for a long time and would welcome the opportunity to continue under new ownership.

Contact Information



Dean Kyburz, Managing Broker 217-425-8290
Kyle Ogden, Listing Broker 217-425-8279
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busey.com

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County FSA Data

Farm #	9631	Tract #	186
Total Acres:	78.48	Cropland Acres:	31.44
Corn Base Acres:	19.88	Soybean Base Acres:	19.77

Farm Program: ARC-County

**Classified as NHEL

Price Loss Coverage (PLC) Yields

Corn Yield: 124 Soybean Yield: 43

Real Estate Tax Information

Parcel ID #	Acres	2015 Assessed Value	2015 Taxes Payable 2016
1122-15-00-100-001	80.00	1,630	\$137.72

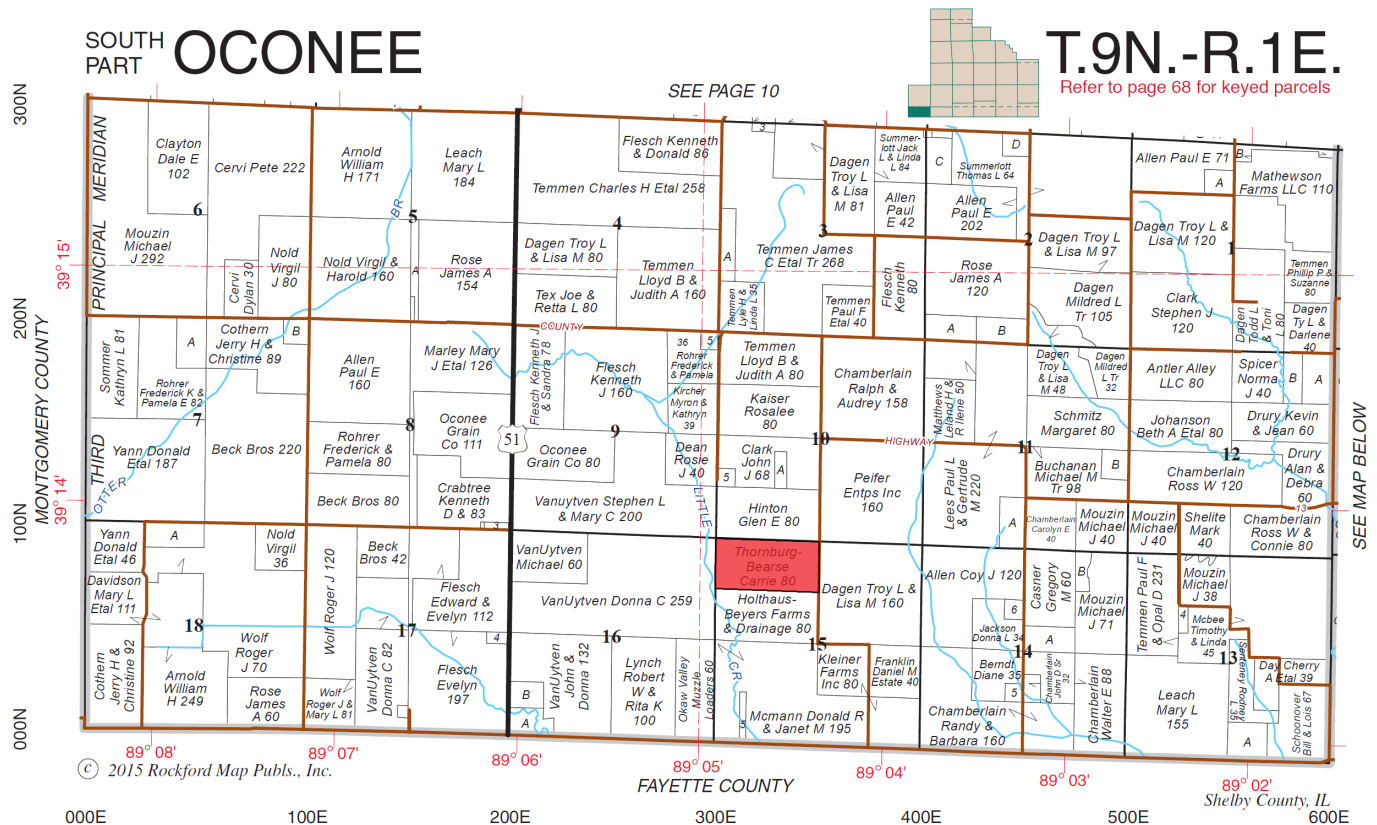
Soil Test Results

*Soil test results are pending Fall 2016 samples.

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.
Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller

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Plat Map



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Busey FARM
BROKERAGE

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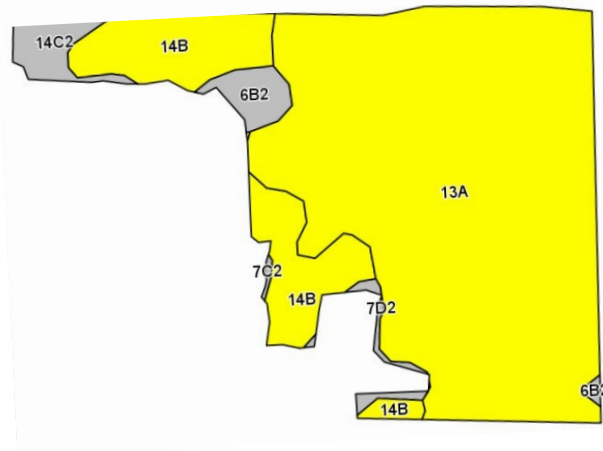
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
13A	Bluford Silt Loam	24.02	76.4%	136	44	101
14B	Ava Silt Loam	5.16	16.4%	134	44	99
14C2	Ava Silt Loam	1.11	3.5%	122	40	90
6B2	Fishhook Silt Loam	0.82	2.6%	123	39	90
7D2	Atlas Silt Loam	0.33	1.0%	98	34	76
Weighted Average		31.44		134.4	43.6	99.7



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